

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Old Mt. Carmel Rd., 210' W c/l
60' R/W State Hwy. Fac., NWC * ZONING COMMISSIONER
I-83, (312-314 Old Mt. Carmel Rd)
7th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
General German Aged Peoples * Case Nos. 97-40-A & 97-41-A
Home of Baltimore City,
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a combined hearing on Petitions for Variance for the adjacent properties located at 312 Old Mt. Carmel Road and 314 Old Mt. Carmel Road in northern Baltimore County. The Petitions are filed by the General German Aged Peoples Home of Baltimore City, owner of both properties. As to case No. 97-40-A (312 Old Mt. Carmel Road) zoning variances are requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 2 ft. side yard setback, in lieu of the 2-1/2 ft. required, and a 4 ft. rear yard setback in lieu of the 30 ft. required, both for an existing garage (accessory structure). Also requested for the property at 312 Old Mt. Carmel Road is a variance for an existing primary structure to allow a side yard setback of 26 ft. in lieu of the required 30 ft.

As to case No. 97-41-A (314 Old Mt. Carmel Road) 3 variances are also sought from Section 238.2 of the BCZR. Two are for a principal structure and one for a detached garage. As to the principal structure, relief is requested for a 0 ft. side yard setback, in lieu of the required 30 ft., and a 19 ft. side yard setback in lieu of the required 30 ft. For the garage, variance relief from Section 400.1 of the BCZR is requested to allow a 0 ft. rear yard setback in lieu of the required 30 ft. Both of the subject properties and all of the requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variances.

MICROFILMED

Appearing at the public hearing held for these cases was Cynthia E. Riley, on behalf of the Petitioner and property owner. Also present was Eugene L. Cavey. Bruce E. Doak, a Registered Professional Land Surveyor also appeared and testified. The Petitioner was represented by Julie Wright, Esquire, of Whiteford, Taylor and Preston. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence offered was that the subject properties are two adjacent lots located near the interchange of I-83 (Baltimore Harrisburg Expressway) and Mt. Carmel Road. The property located at 312 Old Mt. Carmel Road is .27 acres in area. It is improved with a 1-1/2 story stucco structure which was, at one time, used as a dwelling. The property is to be converted for office use. The property known as 314 Old Mt. Carmel Road abuts 312 Old Mt. Carmel Road and is .25 acres in area. It is also improved with a 1-1/2 story stucco structure and a detached garage. Both properties are zoned B.R.

Mr. Doak indicated that the primary structures on both properties are to be used for offices and business purposes. In order to effectuate this change of use, the property owner approached Baltimore County about obtaining a use permit. After reviewing the site plan and the proposed plans, the property owner was advised by the Zoning Office that the subject variances were necessary.

Mr. Doak also noted that the structures on both properties have been in existence for many years. It was indicated that they were built in the 1940s, well before the adoption of the current Baltimore County Zoning Regulations. The variances which are requested are necessitated by development in the area since the construction of these buildings. Specifically, to the south, State Highway Administration acquired a substantially large piece of property for use as a parking lot and storage area. It was

indicated that when the State Highway acquired this site, they did so by condemnation and took lands which established a property line immediately adjacent to the garages which are situated on the subject property. Thus, the variance relief for those garages was necessitated by this State's taking of adjacent property and utilization of same by the State Highway Administration.

A similar circumstance exists to the northwest of the site. Particularly, lot #314 lies immediately adjacent to the right of way for Interstate 83. This right of way was created when that highway was constructed and has resulted in extremely small setbacks for the side and rear of the existing structure. As to the structure on 312 Old Mt. Carmel Road, variance relief is requested to the side property line.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the Petitions for Variance. The adaptive reuse of these structures is to be applauded and they will be put to an appropriate purpose. It is to be noted that, in addition to the State Highway Administration property and I-83, a fuel service station is also located nearby. Use of the structures to house offices is an entirely appropriate use.

Moreover, I am convinced that the Petitioner has satisfied the burden set forth in Section 307 of the BCZR. The variances were mandated by the acquisition of the adjacent properties for governmental uses. These factors have surely created practical difficulty upon the Petitioner and have rendered strict compliance with the regulations impossible. Thus, the Petitions for Variance shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of September, 1996 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 2 ft. side yard setback, in lieu of the 2-1/2 ft. required, and a 4 ft. rear yard setback, in lieu of the 30 ft. required, both for an existing garage (accessory structure), be and is hereby GRANTED; and,


IT IS FURTHER ORDERED that a variance for an existing primary structure to allow a side yard setback of 26 ft. in lieu of the required 30 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, regarding case No. 97-41-A (314 Old Mt. Carmel Road), a variance from Section 238.2 of the BCZR for a 0 ft. side yard setback, in lieu of the required 30 ft., and a 19 ft. side yard setback in lieu of the required 30 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.1 of the BCZR to allow a 0 ft. rear yard setback in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES/mmn


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 5, 1996

Julie Wright, Esquire
Whiteford, Taylor, Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case Nos. 97-40-A and 97-41-A
Petitions for Zoning Variances
Property: 312 and 314 Old Mt. Carmel Road
General German Aged Peoples Home of Balto. City, Petitioners

Dear Ms. Wright:

Enclosed please find the decision rendered in the above captioned cases. The Petitions for Zoning Variances have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a light-colored background.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Ms. Cynthia Riley, Agent
General German Aged Peoples Home, 24 Mt. Carmel Road, Parkton 21120
c: Mr. Eugene L. Cavey, P.O. Box 287, Monkton, Md. 21111

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 314 OLD Mt. CARMEL ROAD
97-41-A which is presently zoned BR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s): Z38.2 TO ALLOW A ZERO FOOT SIDEYARD SETBACK IN LIEU OF THE REQUIRED 30 FEET; Z38.2 TO ALLOW A 19' FOOT REAR YARD SETBACK IN LIEU OF THE REQUIRED 30 FEET & 400.1 TO ALLOW A ZERO REAR YARD SETBACK IN LIEU OF THE REQUIRED 30 FEET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

THE SETBACKS OF THE EXISTING BUILDINGS DO NOT COMPLY WITH THE CURRENT ZONING REGULATION BECAUSE OF TAKINGS BY THE STATE HIGHWAY ADMINISTRATION.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

TO BE DETERMINED

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): GENERAL GERMAN
AGED PEOPLES HOME OF
BALTIMORE CITY

(Type or Print Name)

Signature

CYNTHIA E. RILEY

(Type or Print Name)

Signature

206 DAIRY RD. (410) 329-7107

Address

Phone No.

PARKTON MD 21100

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

GERHOLD, CROSS & ETZEL

Name

320 E TOWSONTOWN BLVD. 823-4470

Address

Phone No.

TOWSON MD 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: 224

DATE 7/26

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Printed with Soybean Ink
on Recycled Paper

GORDON T. LANGDON
EDWARD F. DEIACO-LOHN
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

97-41-A

July 25, 1996

42

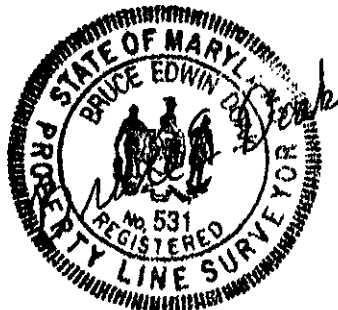
Zoning Description for 314 Old Mt. Carmel Road

Beginning at a point on the northern right-of-way line of Old Mt. Carmel Road (40 feet wide) being westerly 300 feet, more or less, along the said right-of-way line from the centerline of the 60 foot wide right-of-way leading to the State Highway Administration facility near the northwest corner of the interchange of Interstate 83 and Mt. Carmel Road (Relocated) and thence leaving said point of beginning and binding on said right-of-way line the following line, viz: 1) North 69 degrees 27 minutes 13 seconds West 53.89 feet, more or less, thence binding on the right-of-way of Interstate 83, the following line, viz 2) Northeasterly, by a curve to the right having a radius of 947.00 feet for a distance of 96.81 feet, more or less, (said curve being subtended by a long chord bearing North 14 degrees 11 minutes 08 seconds East 96.76 feet, more or less), thence leaving said right-of-way and running the three following courses and distances, viz: 3) North 35 degrees 20 minutes 16 seconds East 46.39 feet, more or less, 4) South 65 degrees 31 minutes 44 seconds East 90.00 feet, and 5) South 35 degrees 53 minutes 45 seconds West 139.85 feet to the point of beginning.

Containing 10,858 square feet or 0.25 of an acre, more or less.

Note: This description is not for conveyance purposes and only fulfills the requirements of Baltimore County Office of Zoning.

germ314.zde



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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 97-41-H

District 74

Posted for: Verine

Date of Posting 8/8/96

Petitioner:

General German People House of Baltimore City

Location of property:

314 Mt. Carmel Rd.

Location of Sign:

Facing West on Property being zoned

Remarks:

Posted by

M. Kelly

Signature

Date of return:

8/16/96

Number of Signs: 1



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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-41-A
(Item 42)

314 Mount Carmel Road
N/S Mount Carmel Road, 300'
W of 60' RM to State High-
way, Faculty near NWC of I-83,
7th Election District,
3rd Councilmanic

Legal Owner(s):

General, German, Peoples
Home of Baltimore City

Variance: to allow a zero foot
side yard setback in lieu of the
required 30 feet; and to allow a
19 foot rear yard setback in
lieu of the required 30 feet,
and to allow a zero rear yard
setback in lieu of the required
30 feet.

Hearing: Wednesday, September 4, 1996 at 10:00 a.m. in
Room 106, County Office Build-
ing.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the file and/or Hearing,
Please Call 887-3391.

8/15/96 August 8,

C72850

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/8, 1996

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 8/8, 1996.

THE JEFFERSONIAN,

A. H. Henkleman
LEGAL AD. - TOWSON

RECORDED

TO: PUTUXENT PUBLISHING COMPANY
August 8, 1996 Issue - Jeffersonian

Please forward billing to:

Cynthia E. Riley
General German Aged Peoples Home of Baltimore City
206 Dairy Road
Parkton, Maryland 21120
329-2100

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-41-A (Item 42)
314 Mount Carmel Road
N/S Mount Carmel Road, 300' W of c/l 60' RW to State Highway facility near NWC of I-83
7th Election District - 3rd Councilmanic
Legal Owner(s): General German Peoples Home of Baltimore City

Variance to allow a zero foot side yard setback in lieu of the required 30 feet; to allow a 19 foot rear yard setback in lieu of the required 30 feet; and to allow a zero rear yard setback in lieu of the required 30 feet.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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County Board of Appeals of Baltimore County



OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

May 31, 1995

Kathleen S. Skulley, Esquire
10813 Davis Avenue
Granite, MD 21163

RE: Case No. 95-52-SPHA
Robert Johnson

Dear Ms. Skulley:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Kathleen S. Skulley
Kathleen C. Weidenhammer
Administrative Assistant

Enclosure

cc: Mr. & Mrs. Robert Bopst

Cynthia K. Hitt, Esquire
Mr. Robert Johnson
Cynthia B. Bowden /McKee & Associates
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM
Virginia W. Barnhart, County Attorney

ZADM

JUN 2 1995

RECEIVED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 8, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-41-A (Item 42)

314 Mount Carmel Road

N/S Mount Carmel Road, 300' W of c/l 60' RW to State Highway facility near NWC of I-83

7th Election District - 3rd Councilmanic

Legal Owner(s): General German Peoples Home of Baltimore City

Variance to allow a zero foot side yard setback in lieu of the required 30 feet; to allow a 19 foot rear yard setback in lieu of the required 30 feet; and to allow a zero rear yard setback in lieu of the required 30 feet.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 10:00 a.m. in Room 106, County Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: General German Aged Peoples Home of Baltimore City
Gerhold Cross & Etzel

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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DATE: 07/15/96
TIME: 08:30:21

APPLICATIONS DISAPPROVED OR HELD
FOR X
FROM 02/14/96 TO 07/15/96

PAGE 0023

PERMIT NUMBER	DATE OF APPLIC/ISSUE	CNTL #
B263149	03/20/96	NR
B263150	03/20/96	NR
B263153	03/20/96	MR
B263159	03/13/96	MR
B263161	03/13/96	FD-96
B263163	03/13/96	MC-
B263164	03/13/96	SI-12233
B263165	05/01/96	C-
B263173	04/24/96	C-
B263175	03/14/96	MR
B263182	03/27/96	NR
B263184	03/27/96	NR
B263185	03/27/96	NR
B263186	03/27/96	NR
B263188	03/27/96	NR
B263189	03/27/96	NR
B263190	03/27/96	NR
B263191	03/27/96	NR
B263193	03/27/96	NR
B263194	03/27/96	NR
B263196	03/27/96	NR
B263197	03/27/96	NR
B263198	03/14/96	C-
B263199	03/14/96	MR
B263200	03/14/96	MR
B263201	03/14/96	MR
B263208	05/06/96	FD-96
B263209	04/30/96	SWMC-
B263211	03/19/96	FD-96
B263218	03/14/96	MR
B263222	03/22/96	WF
B263225	04/04/96	NR
B263226	03/29/96	NR
B263229	03/27/96	NR
B263232	03/27/96	NR
B263233	03/27/96	NR
B263235	03/27/96	NR
B263236	03/27/96	NR
B263238	03/27/96	NR
B263243	03/14/96	MR
B263251	03/14/96	C-
B263252	03/14/96	MC
B263254	04/26/96	C-
B263257	03/14/96	MR
B263263	04/17/96	NR
B263266	03/14/96	C-
B263271	04/05/96	NR
B263273	04/17/96	NR
B263274	03/14/96	MR
B263277	03/15/96	GRC-



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

Ms. Cynthia E. Riley
General German Aged Peoples Home
206 Dairy Road
Parkton, MD 21120

RE: Item No.: 42
Case No.: 97-41-A
Petitioner: Cynthia Riley

Dear Ms. Riley:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name in a serif font.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



Reference #

Date Paid:

ZONING APPROVAL:

DATE:

(* Serial numbers must be included; either the manufacturer's # or an owner assigned #.)

***** BELOW LINE IS FOR OFFICE USE ONLY *****

ISSUANCE OF THIS LICENSE DOES NOT FREE THE LICENSEE FROM COMPLYING WITH THE GAMBLING LAWS AND ANY OTHER LAWS AND REGULATIONS

[illegible]

Signature of Applicant	Applicant's Title	Telephone Number

NAME OF APPLICANT (please type or print)

OWNER OF MACHINES' ADDRESS

OWNER OF MACHINES (please type or print)

(Where devices will be operated)

NAME OF BUSINESS OWNER OR OPERATOR (please type or print)

BUSINESS LOCATION

(Where devices will be operated)

[illegible]

MAKE MONEY ORDER OR CHECK PAYABLE TO "BALTIMORE COUNTY, MARYLAND".

APPLICATION DATE

887-3616

LICENSE YEAR

TOWSON, MARYLAND 21204

COUNTY OFFICE BUILDING

DEPARTMENT OF PERMITS & LICENSES

BALTIMORE COUNTY, MARYLAND

COIN OPERATED AMUSEMENT DEVICE APPLICATION

FREE: \$150.00
each machine
per year.



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 9, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 12, 1996
Item Nos. 026, 027, 028, 031, 032,
034, 035, 036, 037, 040, 041, and
042

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE21

NOTED

SPRINKLER SYSTEM HYDRAULIC ANALYSIS

Page 1

Date: 05/20/1996

C:\HASS60\DATA\TARGET\TS-WG2.SDF

JOB TITLE: TARGET STORE WEST GRID SYSTEM NO. 2

WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. (PSI)	FLOW @ (GPM)	AVAIL. PRESS. (PSI)	TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
SCR	85.0	65.0	2310.0	80.7	1000.1	72.6

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	1000.1 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	578.0 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	422.1 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)	X LOC. (FT)	Y LOC. (FT)
200	14.7	- - - -	37.9	- - -	400.0	10.0
201	14.7	K=14.50	13.6	53.5	344.0	10.0
202	14.7	K=14.50	12.5	51.2	324.0	10.0
203	14.7	K=14.50	12.5	51.2	304.0	10.0
204	14.7	K=14.50	13.7	53.6	284.0	10.0
205	14.7	- - - -	29.0	- - -	280.0	10.0
206	14.7	- - - -	32.4	- - -	200.0	0.0
207	14.7	- - - -	32.5	- - -	200.0	60.0
208	14.7	- - - -	38.0	- - -	400.0	100.0
209	14.7	K=14.50	13.9	54.1	344.0	100.0
210	14.7	K=14.50	12.8	51.9	324.0	100.0
211	14.7	K=14.50	12.8	51.9	304.0	100.0
212	14.7	K=14.50	14.1	54.5	284.0	100.0
213	14.7	- - - -	33.4	- - -	200.0	100.0
214	14.7	- - - -	29.5	- - -	0.0	0.0
215	14.7	- - - -	32.8	- - -	0.0	0.0
216	14.7	- - - -	38.6	- - -	400.0	120.0
217	14.7	- - - -	36.7	- - -	284.0	120.0
218	14.7	- - - -	35.5	- - -	200.0	120.0
219	14.7	- - - -	39.2	- - -	400.0	140.0
220	14.7	- - - -	36.9	- - -	200.0	140.0
221	14.7	- - - -	40.0	- - -	400.0	160.0
222	14.7	- - - -	38.0	- - -	200.0	160.0
223	14.7	- - - -	40.8	- - -	400.0	180.0
224	14.7	- - - -	38.8	- - -	200.0	180.0
225	14.7	- - - -	41.8	- - -	400.0	400.0
226	14.7	- - - -	39.6	- - -	200.0	400.0
227	14.7	- - - -	42.8	- - -	400.0	220.0
228	14.7	- - - -	40.1	- - -	200.0	220.0
229	14.7	- - - -	44.0	- - -	400.0	240.0
230	14.7	- - - -	40.6	- - -	200.0	240.0
231	14.7	- - - -	45.3	- - -	400.0	260.0
232	14.7	- - - -	40.8	- - -	200.0	260.0
233	14.7	- - - -	45.7	- - -	400.0	280.0

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Aug 8, 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 5, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 26
27
29
30
31
32
34
36
37
40
41
42

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: GENERAL GERMAN AGED PEOPLE HOME OF BALTO. CITY

Location: N/S OLD MT. CARMEL RD. 300' W OF CENTERLINE 60' R/W TO STATE
HIGHWAY FACILITY NEAR NWC I-83 (314 OLD MT. CARMEL RD.)

Item No.: 042

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

7 6 1995

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 042 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: August 1, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Barry L. Lewis

PK/JL

RECORDED

ITEM18/PZONE/TXTJWL

PAVEMENT DROP-OFF

During construction and maintenance activities involving pavement surface work, it often becomes necessary to maintain traffic along-side or near lanes and shoulders having different elevations. Special traffic control devices are needed to safely guide traffic through such areas, and the traffic control requirements are described in these guidelines.

1. Drop-off of 2 inches or less:

Pavement elevation differences of two inches (2) or less may be freely crossed by traffic. Drop-offs of 2 inches or less shall be indicated to traffic through the use of the Uneven Pavement Warning sign, either the Word Message sign or the Symbol sign.

The Uneven Pavement Warning sign is to be placed supplemental to other work zone traffic control devices and shall provide advance warning along the approach to the area of uneven pavement, and be repeated within such an area.

The sign size and spacing, and how it complements other traffic control devices is covered in the SHA Standard Specifications and the MUTCD.

2. Drop-offs greater than 2 inches but 5 inches or less:

Pavements with vertical elevation differences exceeding 2 inches but not exceeding 5 inches shall be marked with drums or other suitable channelizing devices so as to prevent traffic from crossing from one area to the other.

While it is intended that traffic travelling in the same direction drive to one side of the drop-off or the other, such traffic may be permitted to drive along both sides under properly controlled conditions, but such traffic may not be permitted to freely cross.

Drop-offs exceeding 2 inches but not exceeding 5 inches may be provided with an abutting wedge with a minimum slope of 3:1. Pavement drop-offs not exceeding 5 inches that are provided with wedges may be freely crossed by traffic. The standard Word Message or Symbol Uneven Pavement Warning sign shall be used where traffic is allowed to cross.

Pavement drop-offs exceeding 2 inches but not exceeding 5 inches along which traffic passes in opposite directions shall be marked with drums or other suitable channelizing devices and traffic shall not be permitted to cross.

RE: PETITION FOR VARIANCE	*	BEFORE THE
314 Old Mount Carmel Road, N/S Old Mount	*	
Carmel Road, 300' W of c/l 60' R/W to	*	ZONING COMMISSIONER
State Highway Facility near NWC I-83,	*	
7th Election District, 3rd Councilmanic	*	OF BALTIMORE COUNTY
General German Aged Peoples Home	*	CASE NO. 97-41-A
of Baltimore City	*	
Petitioners	*	

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

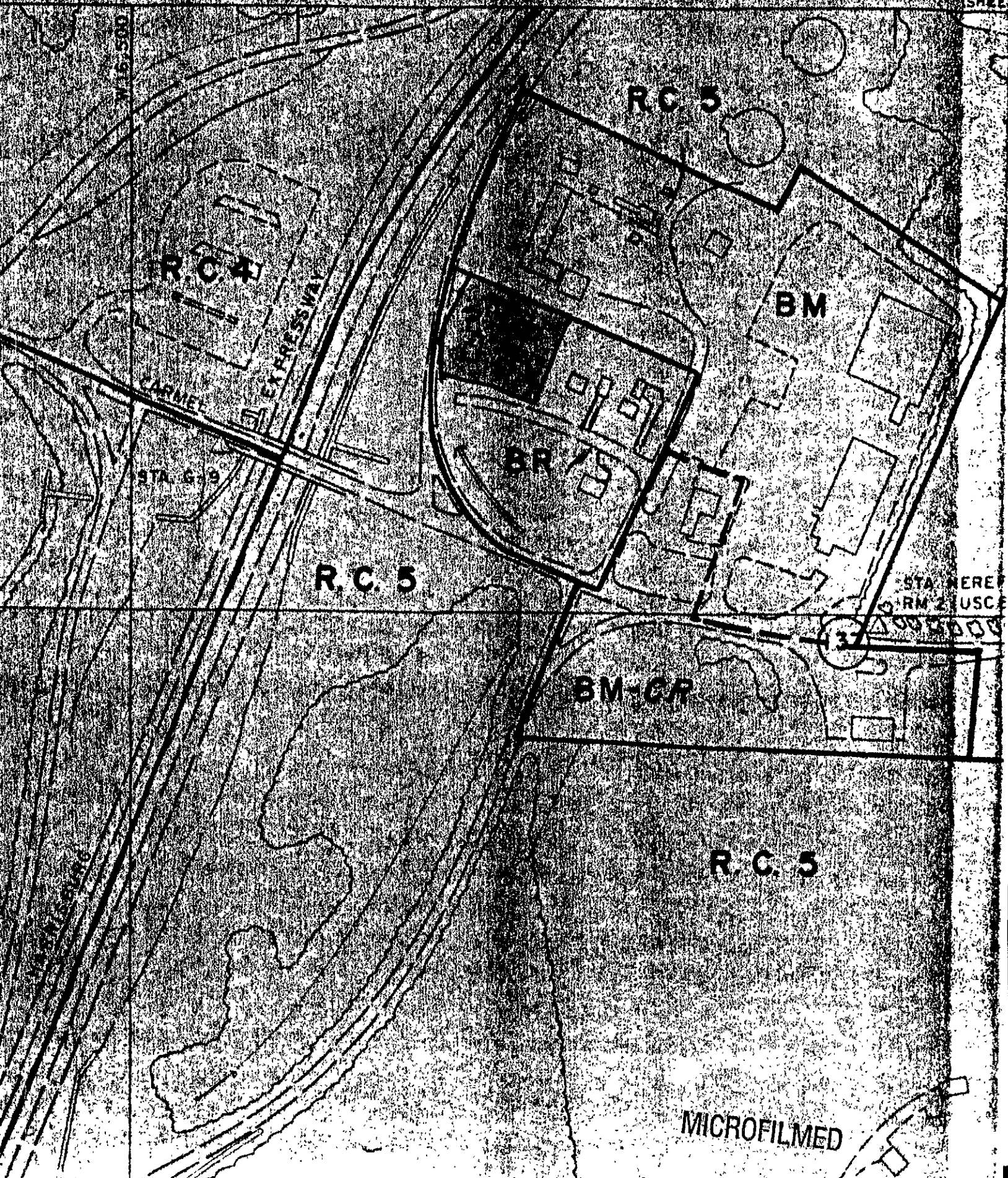
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, MD 21286, representative for Petitioners.

Peter Max Zimmer
 PETER MAX ZIMMERMAN

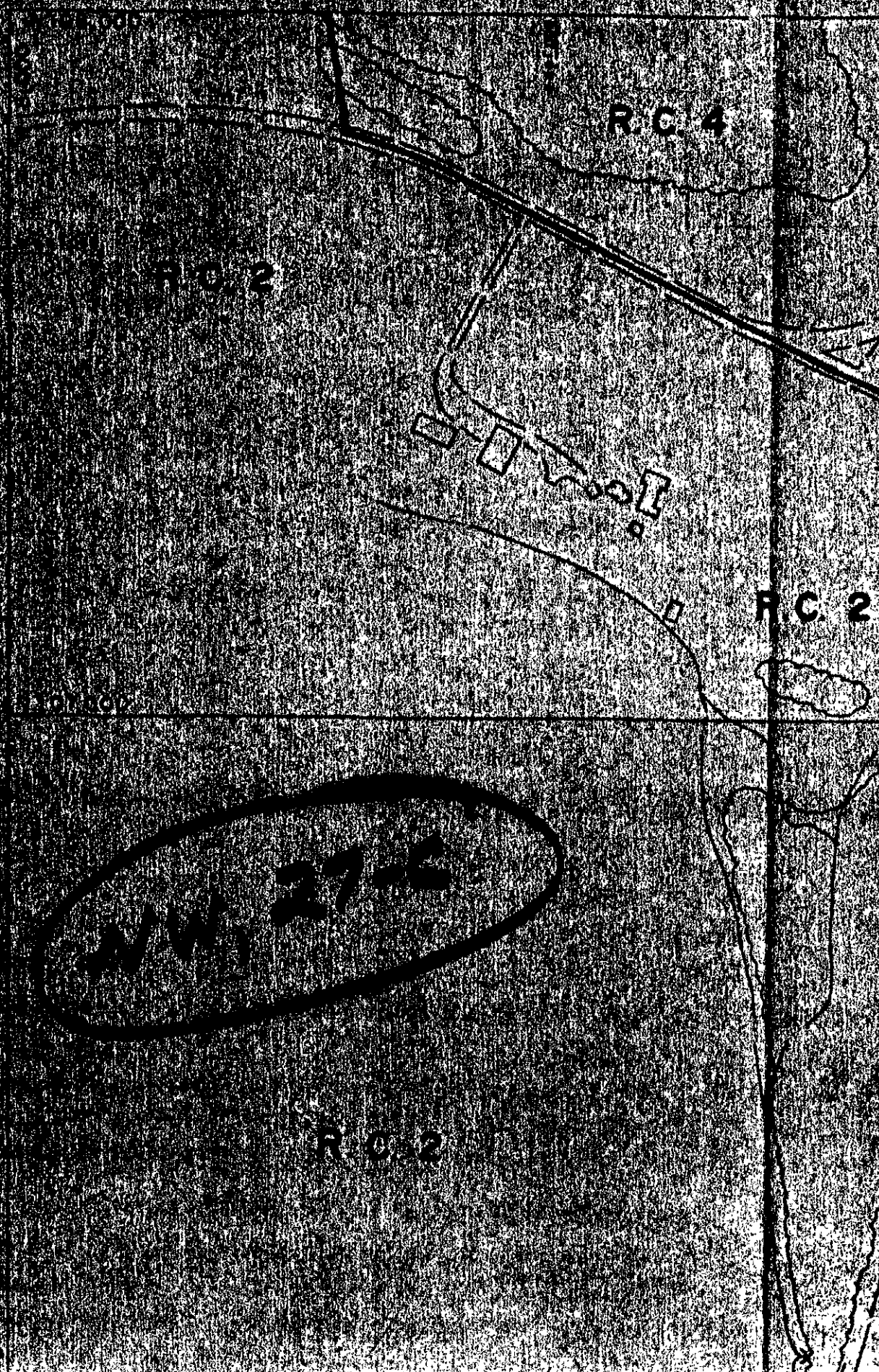
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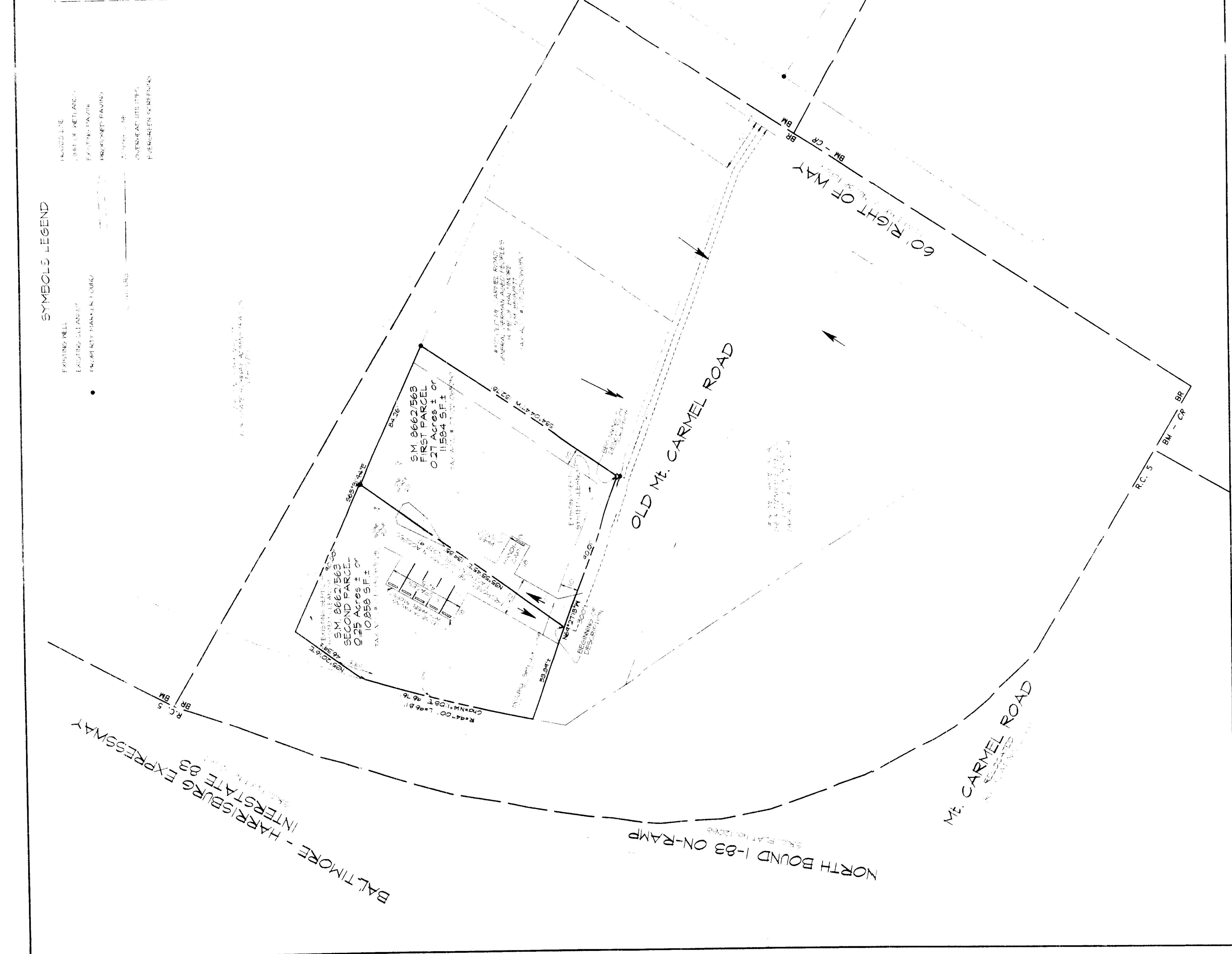
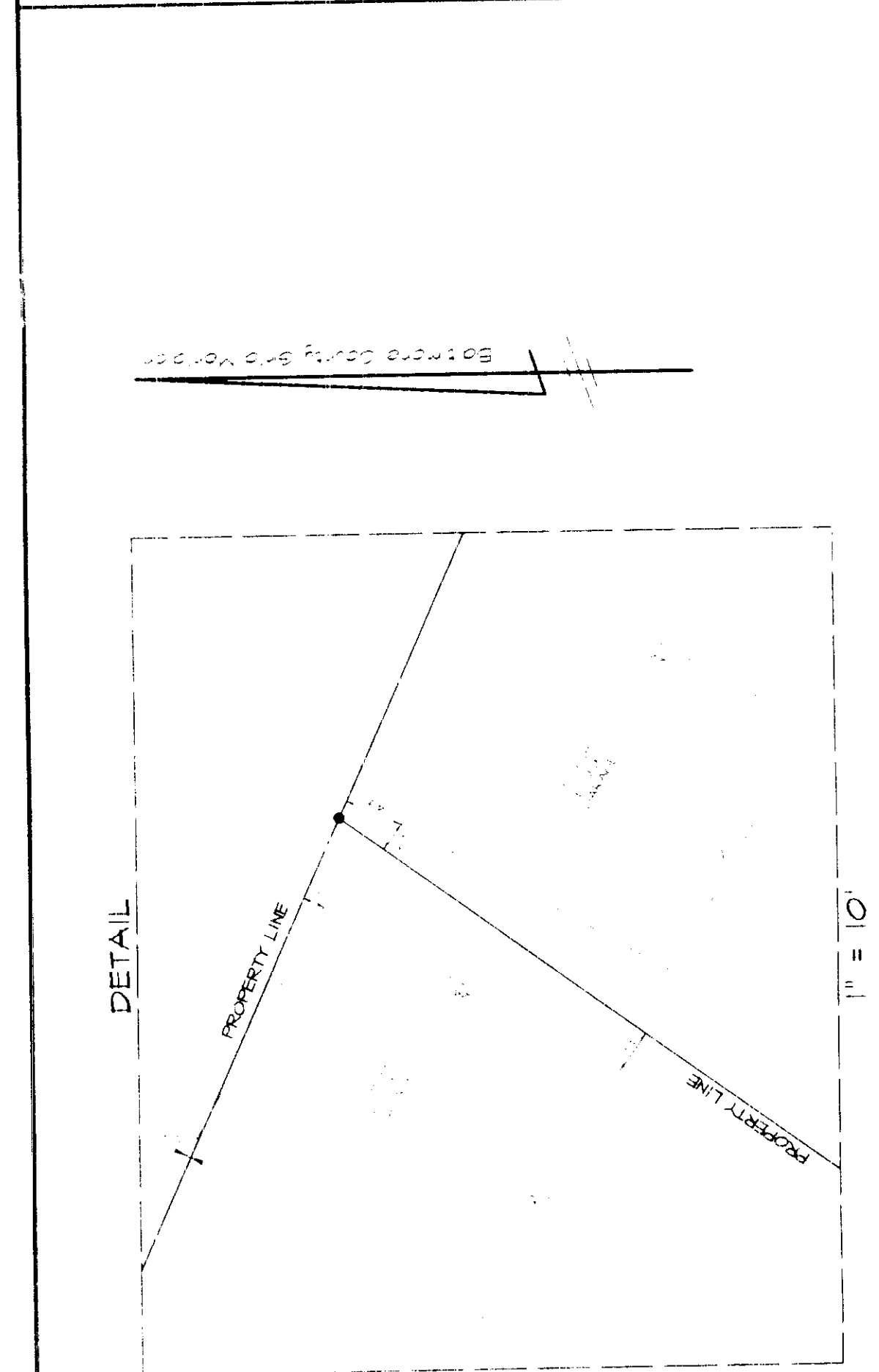
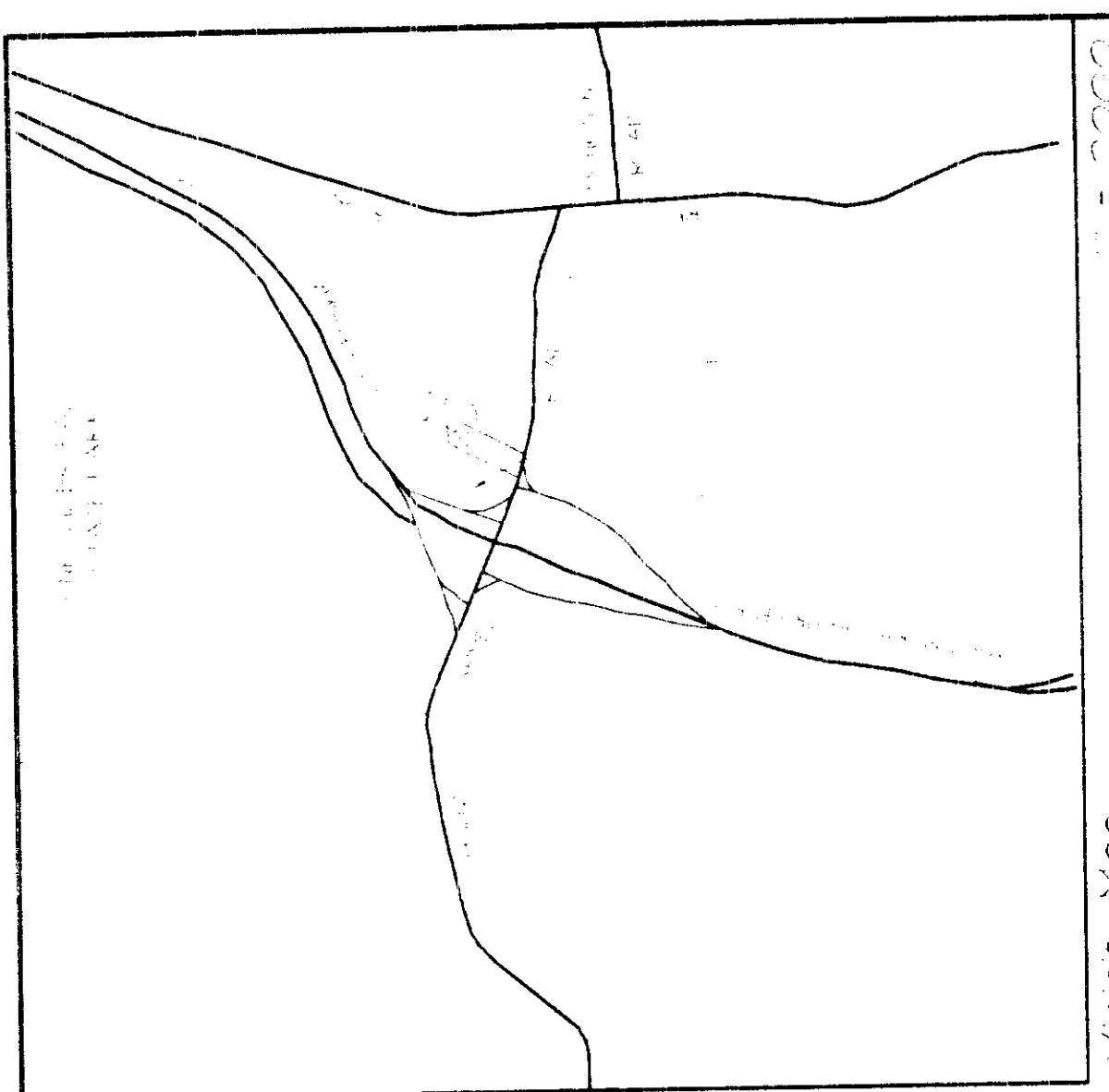
0005 911 A



MICROFILMED

97-41-A





GENERAL NOTES:

BOUNDARY SHOWN HEREON IS COMPRISED OF RECORDS WITHIN BENEFIT OF A TITLE REPORT.
ON AN ADJACENT SURVEY WAS MADE ON THIS PROPERTY, ALTHOUGH COPIES OF IMPROVEMENTS ARE OBTAINED
ON A BOUNDARY SURVEY HAS BEEN MADE IN MORE COUNTY, 200 SCALE PHOTOGRAPHIC MAP TAC 18-27 C
LENDING TRACT 40TH CONJUGAL PLANNING DISTRICT 3/A

NO SINKS CURRENTLY EXISTING NOR ARE THERE NO UTILITIES NOR STORM DRAIN SHOWN ON THIS SITE IN
BALTIMORE COUNTY ENGINEERING RECORDS.

THERE IS NO HISTORY OF JOINING HEARINGS PER BALTIMORE COUNTY, 200 SCALE PHOTOGRAPHIC MAP TAC 18-27 C
MAKING ON BOTH PARCELS MUST BE RECALCULATED UPON THE INDIVIDUAL SALE OF EITHER PARCEL PER
BALTIMORE COUNTY DEPARTMENT OF ENGINEERING.

PARKING CALCULATIONS
GENERAL OFFICE
2320 SF ± OF EXISTING GROSS FLOOR AREA
TIMES 33 SPACES PER 1000 SF.
EQUALS 8 SPACES

MEDICAL OFFICE
 THIS SITE IS CHANGED TO MEDICAL OFFICE. THIS PERMIT
 FOR SUBSEQUENT ADDITIONAL PARKING:
 2920 SQ. FT. OF EXISTING GROSS FLOOR AREA
 TIMES .45 SPACES PER 1000 SQ. FT.
 EQUALS 11 SPACES
 6 SPACES ON SITE + 5 SPACES ON THE STREET

FAR CALCULATIONS
2320 SF. ± OF EXISTING GROSS FLOOR AREA
24145 SF. ± OF GROSS SITE AREA
TIMES 2 (FLOOR TO SITE RATIO)
49,590 SF. ALLOWABLE FLOOR SPACE

OWNER/DEVELOPER
GENERAL GERMAN AGED PEOPLES
HOME OF BALTIMORE CITY
800 SOUTHERLY DRIVE
BALTIMORE, MARYLAND 21204

PLAN TO ACCOMPANY A
CHANGE IN USE PERMIT
AND A
PETITION FOR ZONING VARIANCE
TO SECTIONS 238.2 & 400.1
FOR THE PROPERTY OF
**GENERAL GERMAN AGED
PEOPLES HOME OF
BALTIMORE CITY**

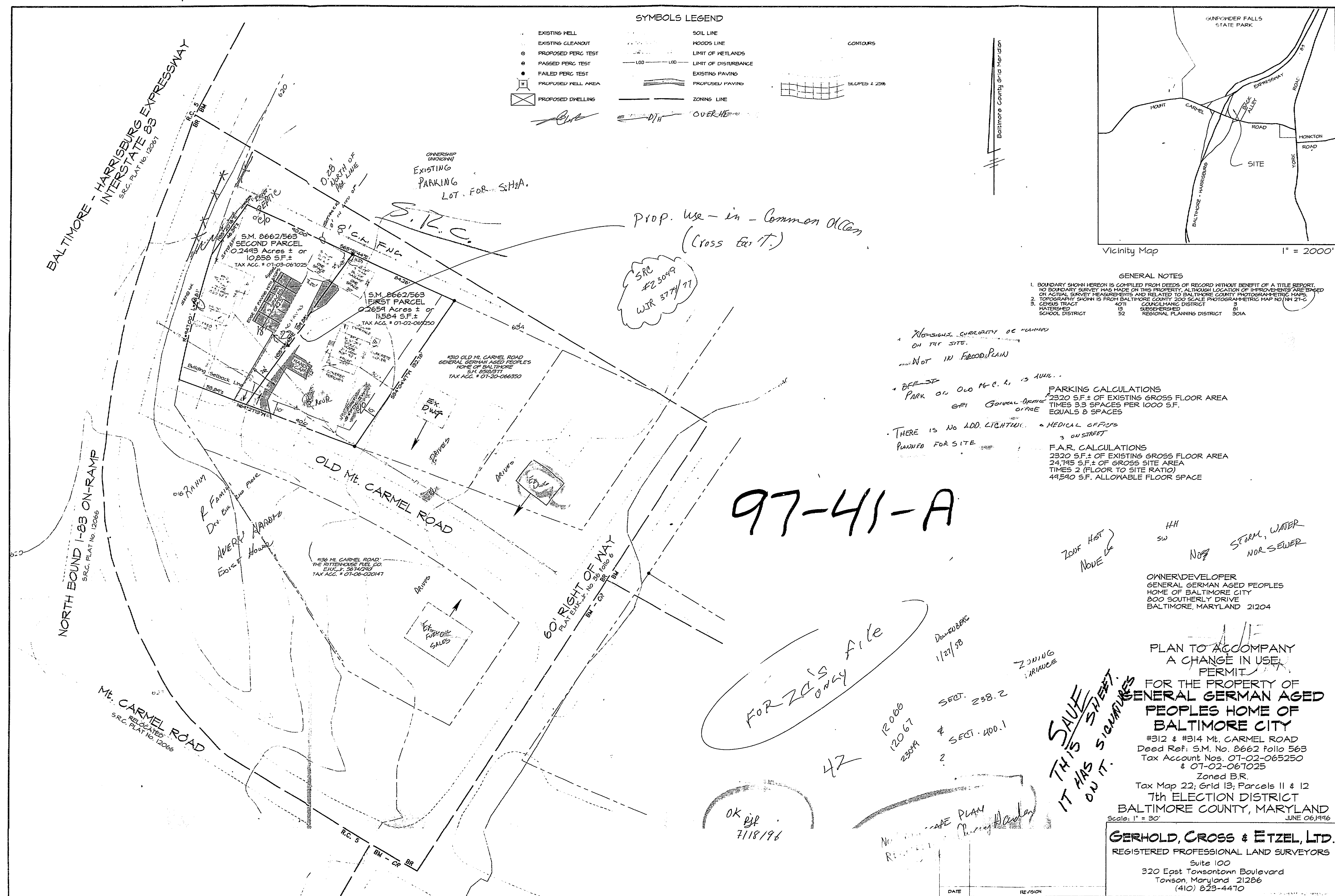
#312 & #314 Mt. CARMEL ROAD
Deed Ref: S.M. No. 8662 folio 563
Tax Account Nos. 07-02-065250
 & 07-02-067025

Tax Map 22; Grid 13; Parcels 11 & 12
7th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Tansontown Boulevard
Towson Maryland 21286
(410) 828-4470

EXPLANATION OF VARIANCES	
1. PETITION ON VARIANCE TO SECTION 400.01 OF THE BATHINGE COUNTY ZONING REGULATIONS TO ALLOW A 7' REAR YARD SETBACK IN LIEU OF THE REQUIRED 30 FEET FOR THE HOUSE AT 312 G. L. CARPENTERS ROAD.	
2. PETITION ON VARIANCE TO SECTION 400.01 OF THE BATHINGE COUNTY ZONING REGULATIONS TO ALLOW A 7' REAR YARD SETBACK IN LIEU OF THE REQUIRED 30 FEET FOR THE HOUSE AT 312 OLD H. CARPENTERS ROAD.	
3. PETITION ON VARIANCE TO SECTION 400.01 OF THE BATHINGE COUNTY ZONING REGULATIONS TO ALLOW A 7' REAR YARD SETBACK IN LIEU OF THE REQUIRED 35 FEET FROM AN ACCESSORY BUILDING TO THE REAR LOT LINE FOR THE GARAGE AT THE BACK OF 312 OLD H. CARPENTERS ROAD.	
4. PETITION OF VARIANCE TO SECTION 400.01 OF THE BATHINGE COUNTY ZONING REGULATIONS TO ALLOW A 7' REAR YARD SETBACK IN LIEU OF THE REQUIRED 35 FEET FROM AN ACCESSORY BUILDING TO THE REAR LOT LINE FOR THE GARAGE AT THE BACK OF 312 OLD H. CARPENTERS ROAD.	

12/10/61



TO: FUTUREX PUBLISHING COMPANY
August 8, 1996 Issue - Jeffersonian

Please forward billing to:

Cynthia A. Riley
General German Aged Peoples Home of Baltimore City
206 Dairy Road
Parkton, Maryland 21204
329-2100

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-40-A (Item 40)
312 Mount Carmel Road
N/S Mount Carmel Road, 210' W of c/l of State Highway Facility near NMC I-83
7th Election District - 3rd Councilmanic
Legal Owner(s): General German Aged Peoples Home of Baltimore City

Variance to allow a 2 foot side yard setback and a 4 foot rear yard setback in lieu of the required 30 feet each (for a garage) and a side yard setback of 26 feet in lieu of the required 30 feet (for the existing building).

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 2, 1996

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-40-A (Item 40)
312 Mount Carmel Road
N/S Mount Carmel Road, 210' W of c/l of State Highway Facility near NMC I-83
7th Election District - 3rd Councilmanic
Legal Owner(s): General German Aged Peoples Home of Baltimore City

Variance to allow a 2 foot side yard setback and a 4 foot rear yard setback in lieu of the required 30 feet each (for a garage) and a side yard setback of 26 feet in lieu of the required 30 feet (for the existing building).

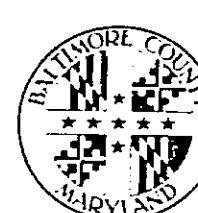
HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: General German Aged Peoples Home of Baltimore City
Gerold Cross & Stael

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

Ms. Cynthia E. Riley
General German Aged Peoples Home
206 Dairy Road
Parkton, MD 21204

RE: Item No.: 40
Case No.: 97-40-A
Petitioner: Cynthia Riley

Dear Ms. Riley:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 9, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 12, 1996
Item Nos. 026, 027, 028, 031, 032,
034, 035, 036, 037, 040, 041, and
042

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE21

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: Aug 8, 96

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 5, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 26
27
29
30
31
32
34
36
37
40
41
42

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: GENERAL GERMAN AGED PEOPLES HOME OF BALTO. CITY
Location: N/S OLD MT. CARMEL RD. 210' W OF CENTERLINE 601 P/W TO STATE
HIGHWAY FACILITY NEAR NMC I-83 (312 OLD MT. CARMEL RD.)

Item No.: 040 Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1108F

cc: File

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 040 (JTS)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 1, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Paul L. Keller

PK/JL

ITEM18/PZONE/TXTJWL

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-40-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, MD 21286, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

97-40 A
97-41-A

Julie Wright-

BLE

3/4 next to I-85

lots were existing prior
to I-83
✓ prior to S/H A lot

✓ prior to STA lot

314- house fronts old mt
cannel

0' foot sideyard
19 foot rear yard

property B/C -

standing there for 50 years

garage - 0 in back
~~30~~ for rear yard
30

312-

Garage 2 feet in front of
2.5 ft. beds

Rear - 4 cylinders of 30

312 - was house -
general office

26 in lieu of 30 for
side yard-

- all are existing structures -
practical difficulty -
taking by state - 7-83 +
SHA -

Use permit triggered

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAM

ADDRESS

NAME	ADDRESS
John Whight / WHITEHEAD TAYLOR DESIGN (PRESENTING PETITIONER)	210 W PENNSYLVANIA AVE, TOWSON
BRUCE E. DONK - GERMUOL, CROSS & EHRLE, LTD.	320 E TOWSON PARK BLVD, TOWSON, MD 21204

CINDY RILEY

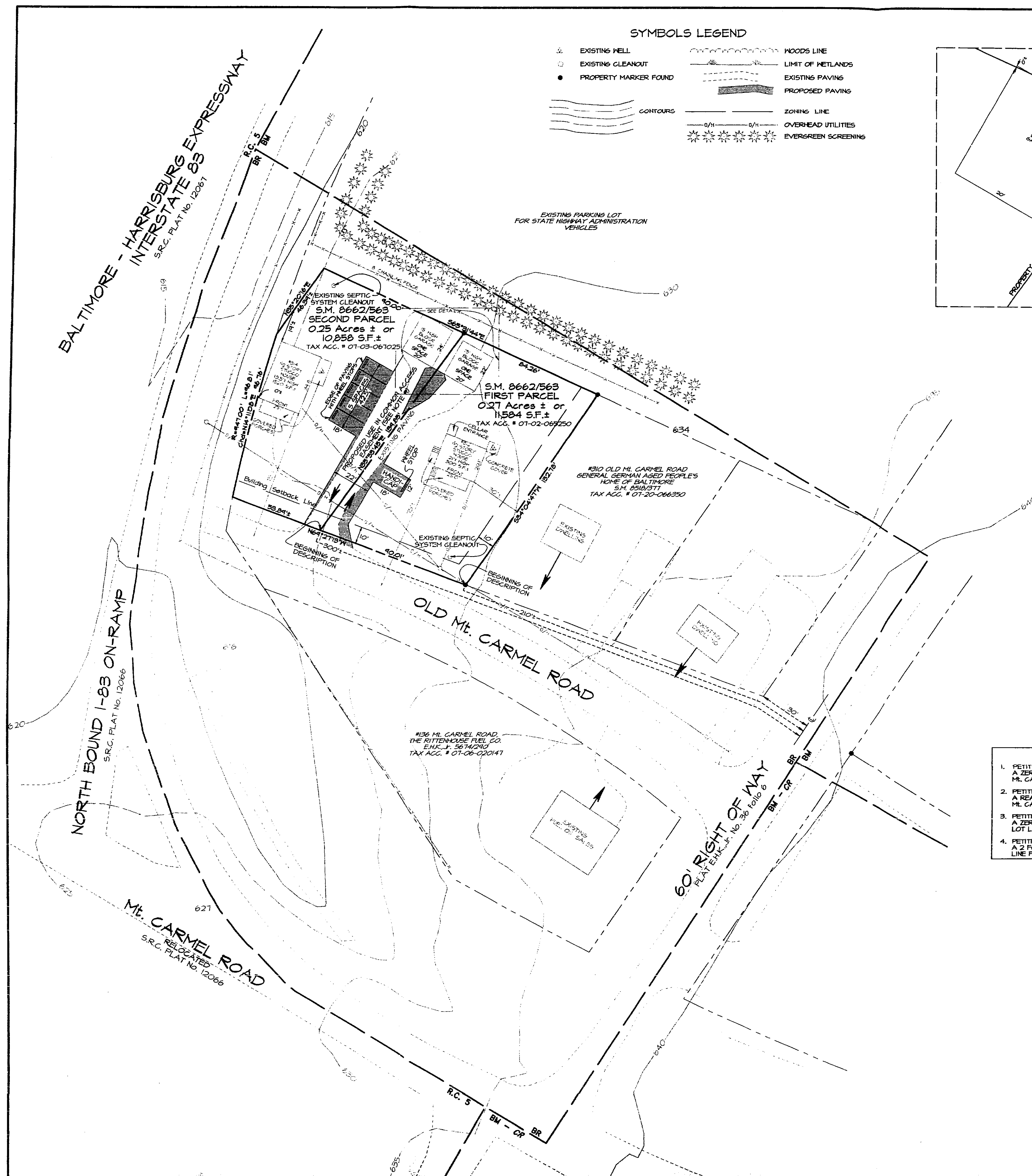
Eugene L. Caver

320 E TOWSONTOWN BLVD. TOWSON MD. 2128

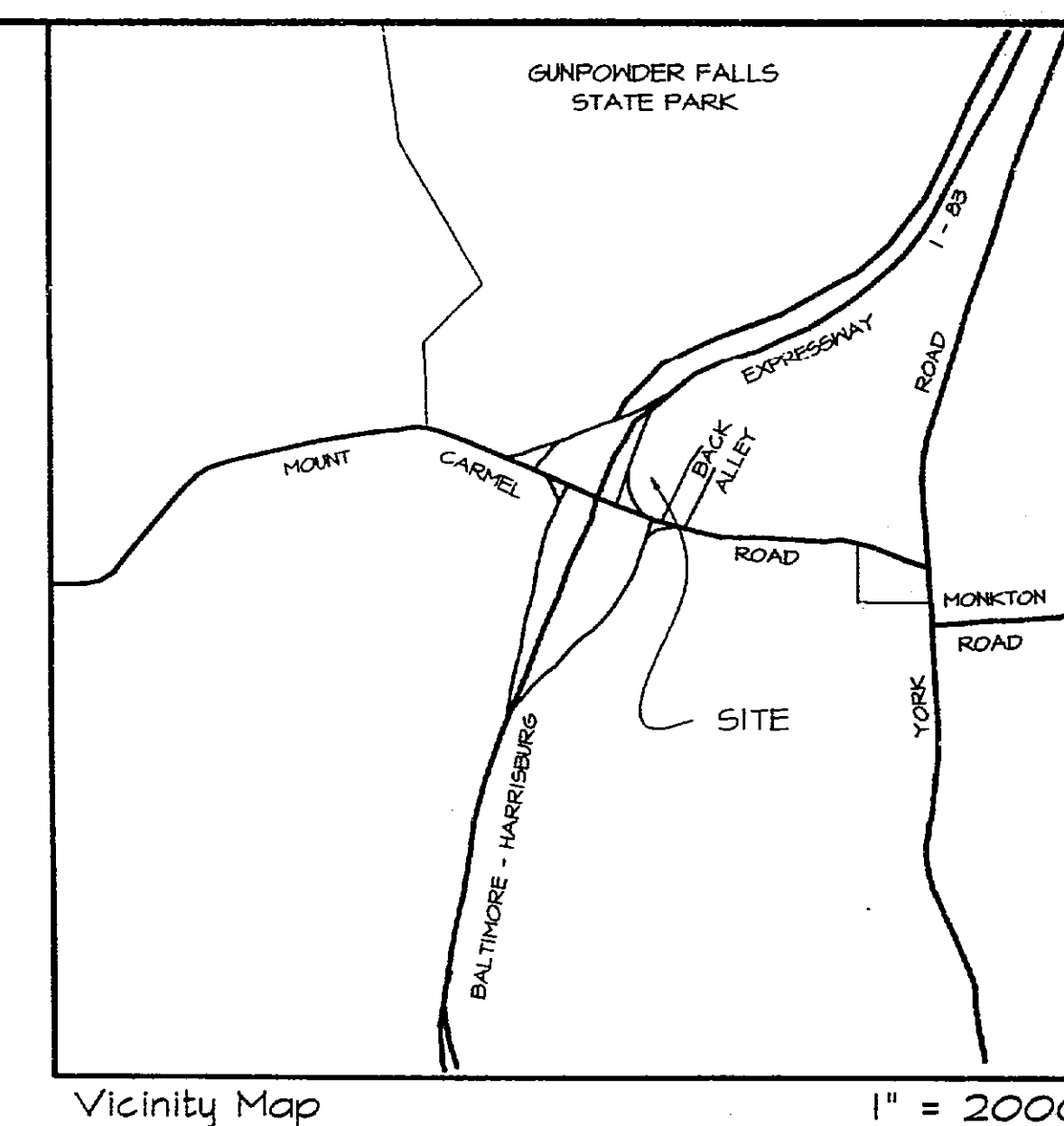
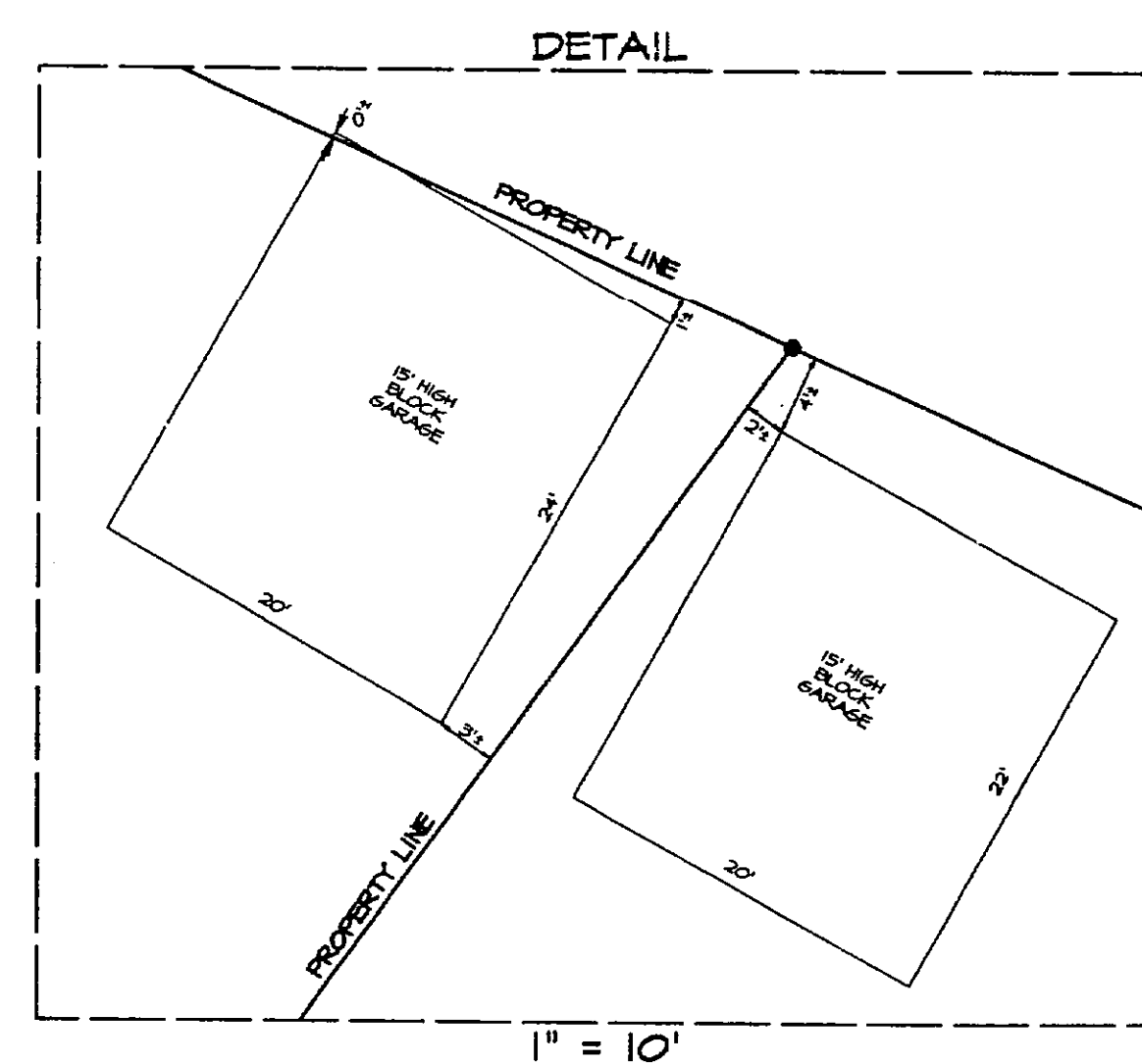
21 MT. CARMEL RD. PARKTON MD 21120

P.O. Box 287 16490 V. + 604/111-1115

Heretore
Monkton
2/11/11



- SYMBOLS LEGEND**
- EXISTING WELL
 - EXISTING CLEANOUT
 - PROPERTY MARKER FOUND
 - WOODS LINE
 - LIMIT OF WETLANDS
 - EXISTING PAVING
 - PROPOSED PAVING
 - ZONING LINE
 - OVERHEAD UTILITIES
 - EVERGREEN SCREENING
 - CONTOURS
 - 0/1
 - 0/1



- GENERAL NOTES**
- BOUNDARY SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD WITHOUT BENEFIT OF A TITLE REPORT. NO BOUNDARY SURVEY HAS BEEN MADE ON THIS PROPERTY. ALTHOUGH LOCATION OF IMPROVEMENTS ARE BASED ON ACTUAL SURVEY MEASUREMENTS AND RELATED TO BALTIMORE COUNTY PHOTOGRAMMETRIC MAPS.
 - TOPOGRAPHY SHOWN IS FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRIC MAP NO. NN 21-C.
 - GENUS TRACT 4011 CONGRESSIONAL DISTRICT 13 SUBDIVISION 5
 - NO SIGNS CURRENTLY EXIST NOR PLANNED FOR THIS SITE.
 - THIS SITE IS NOT IN A FLOOD PLAN. THERE ARE NO UTILITIES NOR STORM DRAIN SHOWN ON THIS SITE IN BALTIMORE COUNTY ENGINEERING RECORDS.
 - THERE IS NO ADDITIONAL LIGHTING PLANNED FOR THIS SITE.
 - NO LANDSCAPE PLAN IS REQUIRED PER AVERY HARDIN OF BALTIMORE COUNTY DEPARTMENT OF ENGINEERING.
 - THERE IS NO HISTORY OF ZONING HEARINGS PER BALTIMORE COUNTY ZONING OFFICE.
 - THE PROPOSED USE IS IN CONFORMANCE WITH THE AREA OF PROPOSED AND EXISTING PAVING ON BOTH PARCELS MUST BE EXECUTED UPON THE INDIVIDUAL SALE OF EITHER PARCEL PER RAINFALL OF BALTIMORE COUNTY DEPARTMENT OF ENGINEERING.

PARKING CALCULATIONS

GENERAL OFFICE
2320 S.F. ± OF EXISTING GROSS FLOOR AREA
TIMES 3.5 SPACES PER 1000 S.F.
EQUALS 8 SPACES

MEDICAL OFFICE
IF USE IS CHANGED TO MEDICAL OFFICE, THE STREET CAN BE USED FOR SUBSEQUENT ADDITIONAL PARKING.
2320 S.F. ± OF EXISTING GROSS FLOOR AREA
TIMES 4.5 SPACES PER 1000 S.F.
EQUALS 11 SPACES
8 SPACES ON SITE & 3 SPACES ON THE STREET

F.A.R. CALCULATIONS

2320 S.F. ± OF EXISTING GROSS FLOOR AREA
24,145 S.F. ± OF GROSS SITE AREA
TIMES 2 (FLOOR TO SITE RATIO)
48,290 S.F. ALLOWABLE FLOOR SPACE

OWNER/DEVELOPER
GENERAL GERMAN AGED PEOPLES
HOME OF BALTIMORE CITY
800 SOUTHERLY DRIVE
BALTIMORE, MARYLAND 21204

- EXPLANATION OF VARIANCES**
- PETITION OF VARIANCE TO SECTION 238.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A ZERO FOOT SIDE YARD SETBACK IN LIEU OF THE REQUIRED 30 FEET FOR THE HOUSE AT 312 OLD MT. CARMEL ROAD.
 - PETITION OF VARIANCE TO SECTION 238.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A REAR YARD 18 FOOT SETBACK IN LIEU OF THE REQUIRED 30 FEET FOR THE HOUSE AT 312 OLD MT. CARMEL ROAD.
 - PETITION OF VARIANCE TO SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A ZERO FOOT SETBACK IN LIEU OF THE REQUIRED 25 FEET FROM AN ACCESSORY BUILDING TO THE REAR LOT LINE FOR THE GARAGE AT THE BACK OF 312 OLD MT. CARMEL ROAD.
 - PETITION OF VARIANCE TO SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A 2 FOOT SETBACK IN LIEU OF THE REQUIRED 25 FEET FROM AN ACCESSORY BUILDING TO THE SIDE LOT LINE FOR THE GARAGE AT THE BACK OF 314 OLD MT. CARMEL ROAD.

PLAN TO ACCOMPANY A
CHANGE IN USE PERMIT
AND A
PETITION FOR ZONING VARIANCE
TO SECTIONS 238.2 & 400.1
FOR THE PROPERTY OF
**GENERAL GERMAN AGED
PEOPLES HOME OF
BALTIMORE CITY**



#312 & #314 MT. CARMEL ROAD
Deed Ref: S.M. No. 8662 folio 563
Tax Account Nos. 01-02-065250
& 01-02-067025

Zoned B.R.

Tax Map 22; Grid 13; Parcels 11 & 12

7th ELECTION DISTRICT

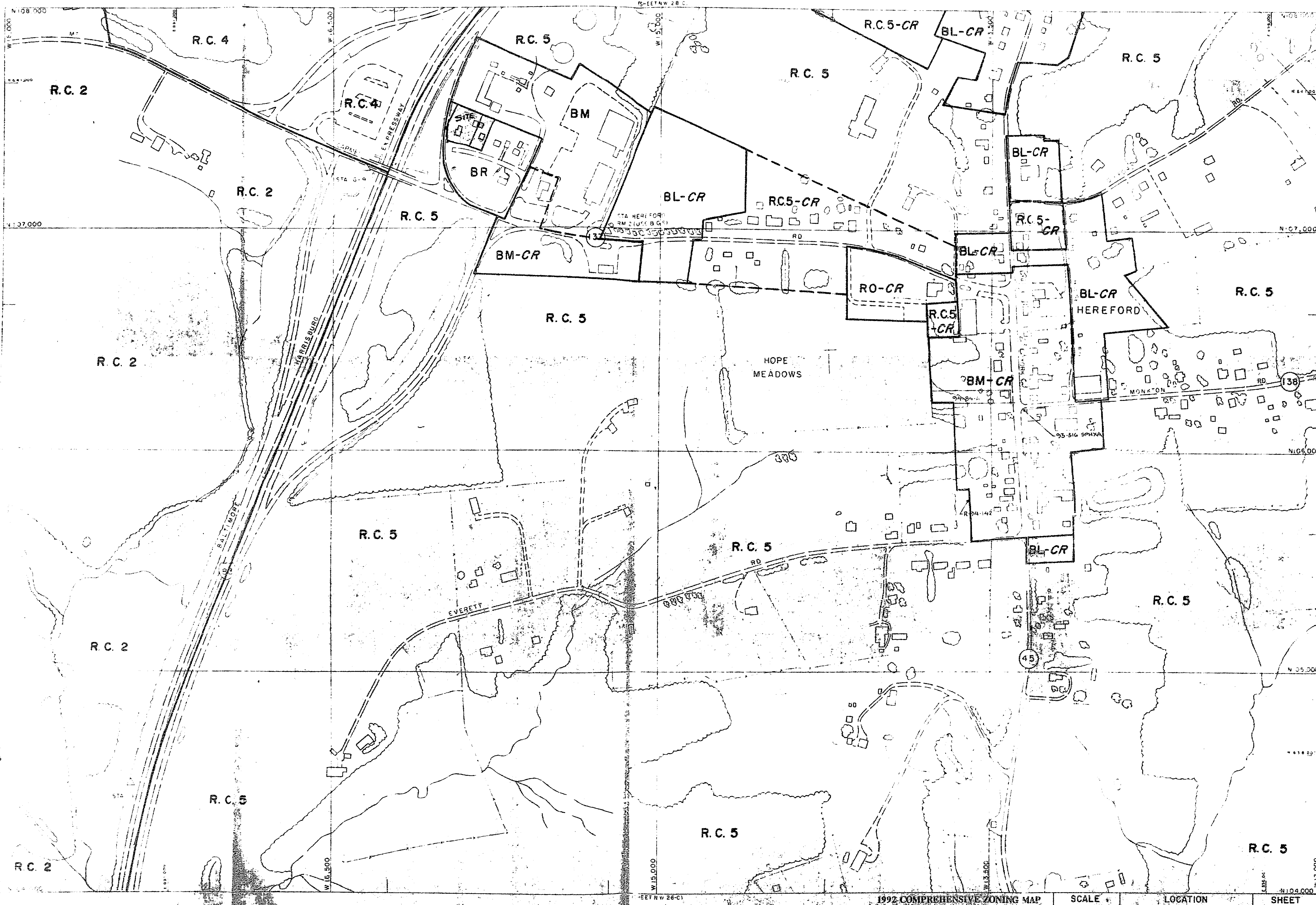
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 30' JUNE 06, 1996

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

DATE	REVISION
01/23/96	HOUSE NUMBERS
01/24/96	COMMENTS - APPLICATION FOR ZONING USE PERMIT

97-40-A



97-40-A

40

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case Nos. 97-40-A & 97-41-A
* * * *

This matter comes before the Zoning Commissioner as a combined hearing on Petitions for Variance for the adjacent properties located at 312 Old Mt. Carmel Road and 314 Old Mt. Carmel Road in northern Baltimore County. The Petitions are filed by the General German Aged Peoples Home of Baltimore City, owner of both properties. As to case No. 97-40-A (312 Old Mt. Carmel Road) zoning variances are requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 2 ft. side yard setback, in lieu of the 2-1/2 ft. required, and a 4 ft. rear yard setback in lieu of the 30 ft. required, both for an existing garage (accessory structure). Also requested for the property at 312 Old Mt. Carmel Road is a variance for an existing primary structure to allow a side yard setback of 26 ft. in lieu of the required 30 ft.

As to case No. 97-41-A (314 Old Mt. Carmel Road) 3 variances are also sought from Section 238.2 of the BCZR. Two are for a principal structure and one for a detached garage. As to the principal structure, relief is requested for a 0 ft. side yard setback, in lieu of the required 30 ft., and a 19 ft. side yard setback in lieu of the required 30 ft. For the garage, variance relief from Section 400.1 of the BCZR is requested to allow a 0 ft. rear yard setback in lieu of the required 30 ft. Both of the subject properties and all of the requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variances.

Appearing at the public hearing held for these cases was Cynthia E. Riley, on behalf of the Petitioner and property owner. Also present was Eugene L. Cavey. Bruce E. Doak, a Registered Professional Land Surveyor also appeared and testified. The Petitioner was represented by Julie Wright, Esquire, of Whiteford, Taylor and Preston. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence offered was that the subject properties are two adjacent lots located near the interchange of I-83 (Baltimore Harrisburg Expressway) and Mt. Carmel Road. The property located at 312 Old Mt. Carmel Road is .27 acres in area. It is improved with a 1-1/2 story stucco structure which was, at one time, used as a dwelling. The property is to be converted for office use. The property known as 314 Old Mt. Carmel Road abuts 312 Old Mt. Carmel Road and is .25 acres in area. It is also improved with a 1-1/2 story stucco structure and a detached garage. Both properties are zoned B.R.

Mr. Doak indicated that the primary structures on both properties are to be used for offices and business purposes. In order to effectuate this change of use, the property owner approached Baltimore County about obtaining a use permit. After reviewing the site plan and the proposed plans, the property owner was advised by the Zoning Office that the subject variances were necessary.

Mr. Doak also noted that the structures on both properties have been in existence for many years. It was indicated that they were built in the 1940s, well before the adoption of the current Baltimore County Zoning Regulations. The variances which are requested are necessitated by development in the area since the construction of these buildings. Specifically, to the south, State Highway Administration acquired a substantially large piece of property for use as a parking lot and storage area. It was

indicated that when the State Highway acquired this site, they did so by condemnation and took lands which established a property line immediately adjacent to the garages which are situated on the subject property. Thus, the variance relief for those garages was necessitated by this State's taking of adjacent property and utilization of same by the State Highway Administration.

A similar circumstance exists to the northwest of the site. Particularly, lot #314 lies immediately adjacent to the right of way for Interstate 83. This right of way was created when that highway was constructed and has resulted in extremely small setbacks for the side and rear of the existing structure. As to the structure on 312 Old Mt. Carmel Road, variance relief is requested to the side property line.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the Petitions for Variance. The adaptive reuse of these structures is to be applauded and they will be put to an appropriate purpose. It is to be noted that, in addition to the State Highway Administration property and I-83, a fuel service station is also located nearby. Use of the structures to house offices is an entirely appropriate use.

Moreover, I am convinced that the Petitioner has satisfied the burden set forth in Section 307 of the BCR. The variances were mandated by the acquisition of the adjacent properties for governmental uses. These factors have surely created practical difficulty upon the Petitioner and have rendered strict compliance with the regulations impossible. Thus, the Petitions for Variance shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.


THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of September, 1996 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 2 ft. side yard setback, in lieu of the 2-1/2 ft. required, and a 4 ft. rear yard setback, in lieu of the 30 ft. required, both for an existing garage (accessory structure), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance for an existing primary structure to allow a side yard setback of 26 ft. in lieu of the required 30 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, regarding case No. 97-41-A (314 Old Mt. Carmel Road), a variance from Section 238.2 of the BCZR for a 0 ft. side yard setback, in lieu of the required 30 ft., and a 19 ft. side yard setback in lieu of the required 30 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.1 of the BCZR to allow a 0 ft. rear yard setback in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/imm

-4-

(410) 887-4386

Julie Wright, Esquire
Whiteford, Taylor, Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case Nos. 97-40-A and 97-41-A
Petitions for Zoning Variances
Property: 312 and 314 Old Mt. Carmel Road
General German Aged Peoples Home of Balto. City, Petitioners

Enclosed please find the decision rendered in the above captioned cases. The Petitions for Zoning Variances have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
c: Ms. Cynthia Riley, Agent
General German Aged Peoples Home, 24 Mt. Carmel Road, Parkton 21120
c: Mr. Eugene L. Cavey, P.O. Box 287, Monkton, Md. 21111

THE SETBACKS OF THE EXISTING BUILDINGS DO NOT COMPLY WITH THE CURRENT ZONING REGULATION BECAUSE OF THINGS BY THE STATE URBAN ADMINISTRATION.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: _____ Legal Owner(s): GENERAL GERTRUDE
AGED PEOPLES HOME OF
BALTIMORE CITY

(Type or Print Name) _____
 Signature _____
 Address: _____

(Type or Print Name) _____
 Signature *Cynthia E. Riley, Agent* _____
 Address: *CYNTHIA E. RILEY* _____

City _____ State _____ Zipcode _____

Signature _____

Attorney for Petitioner: _____

To BE DETERMINED

(Type or Print Name)

Address _____ Phone No. _____

Barrett RD 21130

City _____ State _____ Zipcode _____

Signature _____

Name, Address and phone number of representative to be contacted.

City _____ State _____ Zipcode _____

Name _____

Address _____

Phone No. _____

Printed with Soybean Ink on Recycled Paper

July 25, 1996

Beginning at a point on the northern right-of-way line of Old Mt. Carmel Road (40 feet wide) being westerly 300 feet, more or less, along the said right-of-way line from the centerline of the 60 foot wide right-of-way leading to the State Highway Administration facility near the northwest corner of the interchange of Interstate 83 and Mt. Carmel Road (Relocated) and thence leaving said point of beginning and binding on said right-of-way line the following line, viz: 1) North 69 degrees 27 minutes 13 seconds West 53.89 feet, more or less, thence binding on the right-of-way of Interstate 83, the following line, viz 2) Northeasterly, by a curve to the right having a radius of 947.00 feet for a distance of 95.61 feet, more or less, (said curve being subtended by a long chord bearing North 14 degrees 11 minutes 08 seconds East 96.76 feet, more or less, and the arc of said curve being 100.00 feet, more or less) running the following courses and distances, viz: 3) North 33 degrees 20 minutes 16 seconds East 45.39 feet, more or less, 4) South 65 degrees 31 minutes 44 seconds East 90.00 feet, and 5) South 33 degrees 53 minutes 45 seconds West 139.85 feet to the point of beginning.

germ314.zde

Number of Signs: 1

8/15/88 August 8. C72850

LEGAL AD. - TOWSON

TO: FUTURE PUBLISHING COMPANY
August 8, 1996 Issue - Jeffersonian

Please forward billing to:

Cynthia E. Riley
General German Aged Peoples Home of Baltimore City
206 Dairy Road
Parkton, Maryland 21204
329-2100

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-41-A (Item 42)
314 Mount Carmel Road
N/S Mount Carmel Road, 300' W of c/l 60' HW to State Highway facility near NWC of I-83
7th Election District - 3rd Councilmanic
Legal Owner(s): General German Peoples Home of Baltimore City

Variance to allow a zero foot side yard setback in lieu of the required 30 feet; to allow a 19 foot rear yard setback in lieu of the required 30 feet; and to allow a zero rear yard setback in lieu of the required 30 feet.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 8, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-41-A (Item 42)
314 Mount Carmel Road
N/S Mount Carmel Road, 300' W of c/l 60' HW to State Highway facility near NWC of I-83
7th Election District - 3rd Councilmanic
Legal Owner(s): General German Peoples Home of Baltimore City

Variance to allow a zero foot side yard setback in lieu of the required 30 feet; to allow a 19 foot rear yard setback in lieu of the required 30 feet; and to allow a zero rear yard setback in lieu of the required 30 feet.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: General German Aged Peoples Home of Baltimore City
Gerhold Cross & Staal

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

Ms. Cynthia E. Riley
General German Aged Peoples Home
206 Dairy Road
Parkton, MD 21200

RE: Item No.: 42
Case No.: 97-41-A
Petitioner: Cynthia Riley

Dear Ms. Riley:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 9, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 12, 1996
Item Nos. 026, 027, 028, 031, 032,
034, 035, 036, 037, 040, 041, and
042

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE21

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 5, 96

DATE: Aug 3, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 26
27
29
30
31
32
34
36
37
46
41
42

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 837-4830

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: GENERAL GERMAN AGED PEOPLE HOME OF BALTO. CITY
Location: N/S OLD MT. CARMEL RD. 300' W OF CENTERLINE 60' R/W TO STATE
HIGHWAY FACILITY NEAR NWC I-83 (314 OLD MT. CARMEL RD.)

Item No.: 042 Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

SHA Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 042 (JSS)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 1, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Paul L. Lewis

PK/JL

ITEM18/PZONE/TXTJWL

RE: PETITION FOR VARIANCE *
314 Old Mount Carmel Road, N/S Old Mount
Carmel Road, 300' W of c/l 60' R/W to
State Highway Facility near MMC 1-85,
7th Election District, 3rd Councilmanic *
General German Aged Peoples Home *
of Baltimore City *
Petitioners *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-41-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

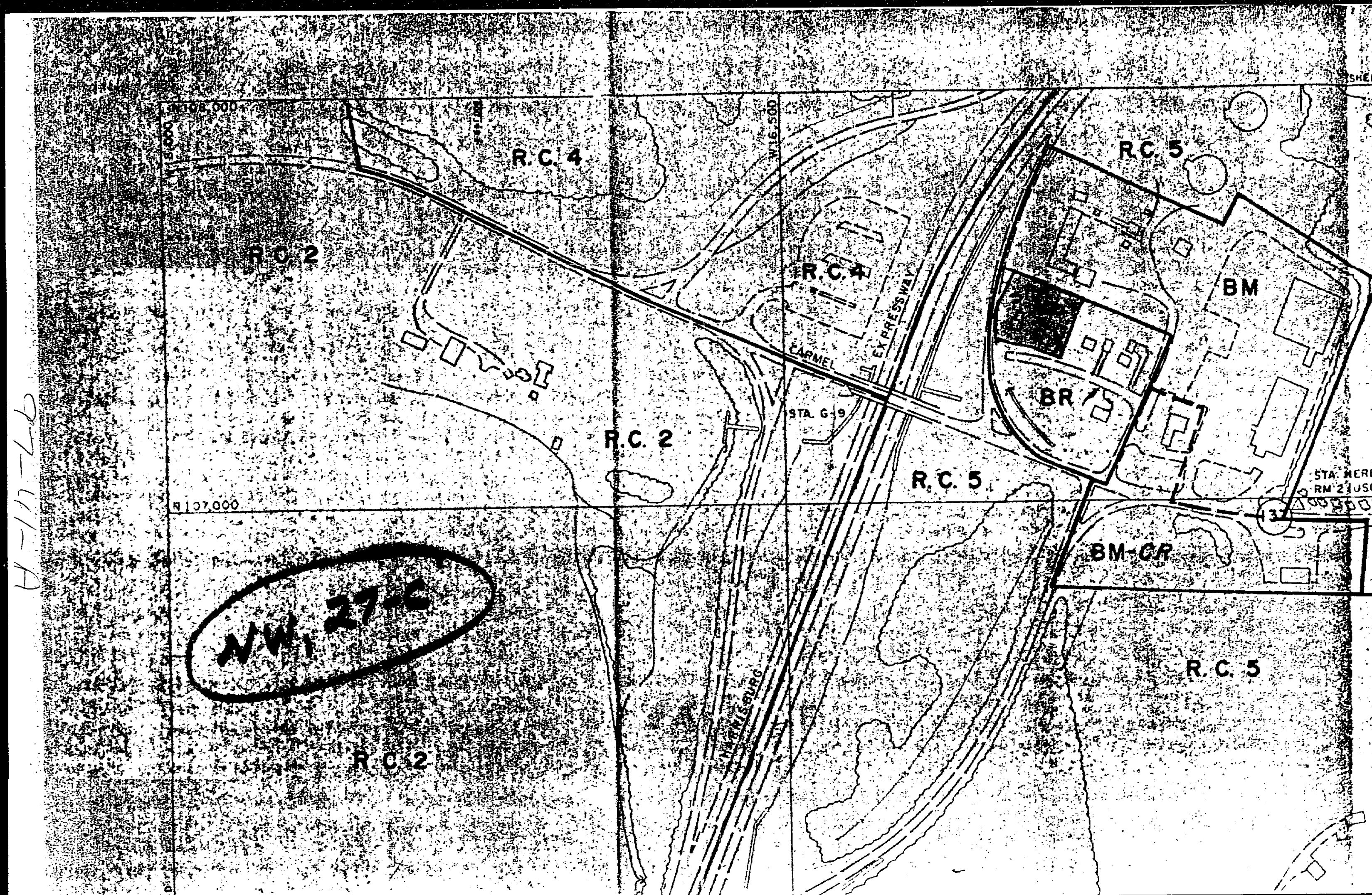
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Demilio
CHARLES S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, 320 E. Townsontown Blvd., Towson, MD 21286, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



BALTIMORE - HARRISBURG EXPRESSWAY
INTERSTATE 83
S.R.C. PLAT No. 12067

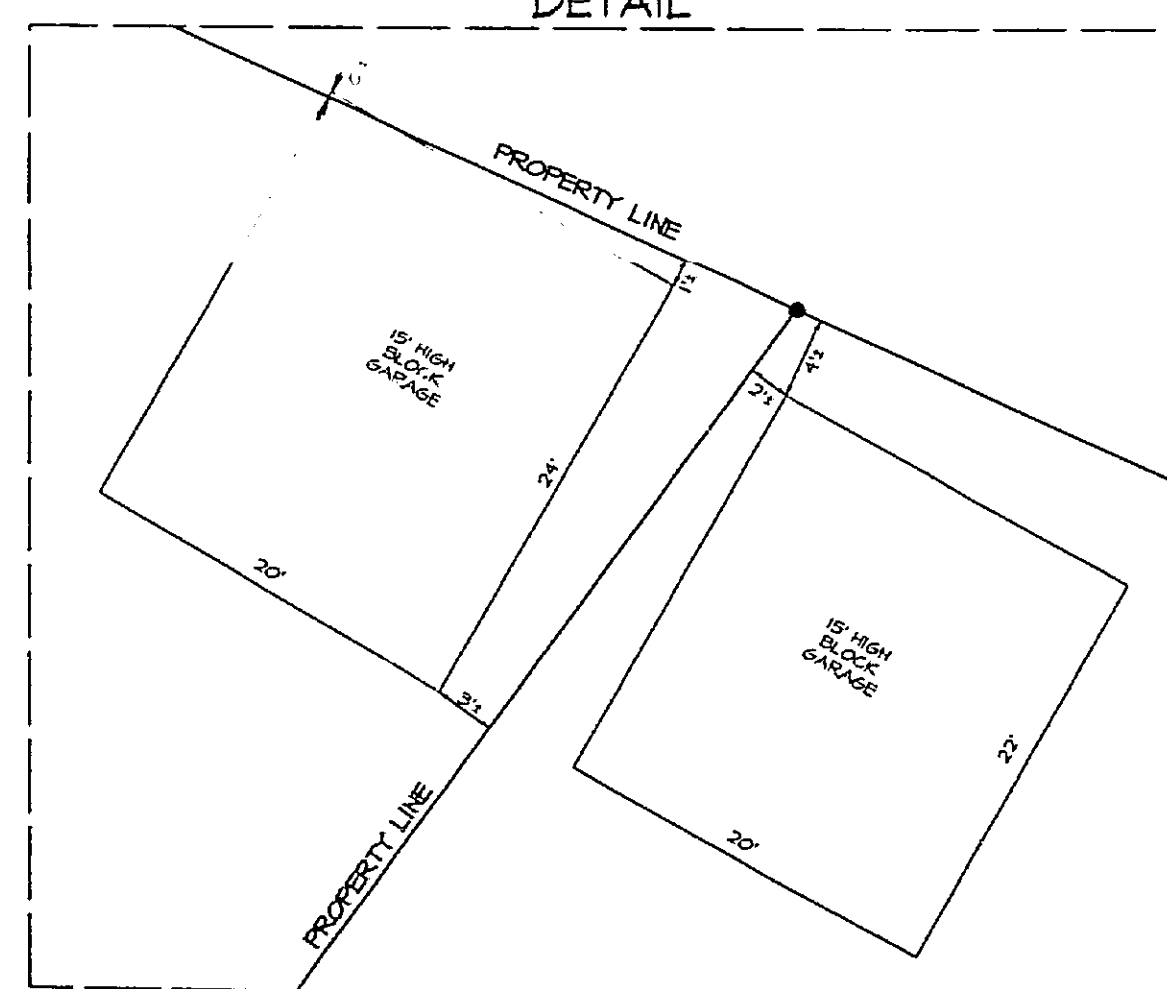
NORTH BOUND I-83 ON-RAMP
S.R.C. PLAT No. 12066

Mt. CARMEL ROAD
RELOCATED
S.R.C. PLAT No. 12066

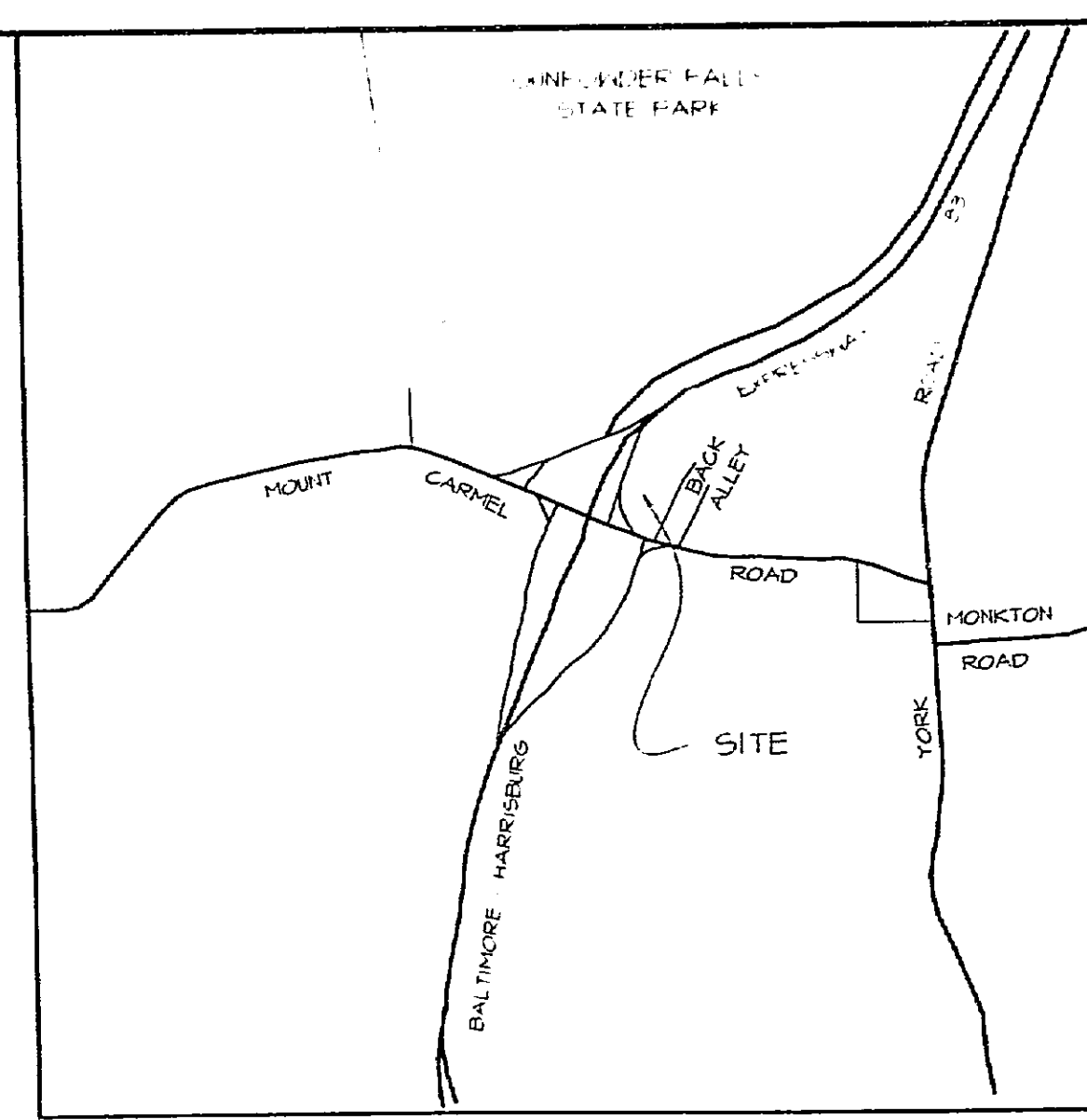
SYMBOLS LEGEND

- | | |
|-----------------------|---------------------|
| EXISTING WELL | ROADS LINE |
| EXISTING CLEANOUT | LIMIT OF WETLANDS |
| PROPERTY MARKER FOUND | EXISTING PAVING |
| | PROPOSED PAVING |
| | ZONING LINE |
| CONTOURS | OVERHEAD UTILITIES |
| | EVERGREEN SCREENING |

DETAIL



1" = 10'



Vicinity Map 1" = 2000'

GENERAL NOTES

1. BOUNDARY SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD WITHOUT BENEFIT OF A TITLE REPORT. NO BOUNDARY SURVEY WAS MADE ON THIS PROPERTY. ALTHOUGH LOCATION OF IMPROVEMENTS ARE BASED ON ACTUAL SURVEY MEASUREMENTS AND RELATED TO BALTIMORE COUNTY PHOTOGRAMMETRIC MAPS.
2. TOPOGRAPHY SHOWN IS FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRIC MAP NO. RM 21-C
3. CENSUS TRACT 4071 SUBDIVISION DISTRICT 13 WATERSHED 13 SCHOOL DISTRICT 32 REGIONAL PLANNING DISTRICT 301A
4. NO SIGNS CURRENTLY EXIST NOR PLANNED FOR THIS SITE
5. THIS SITE IS NOT IN A FLOOD PLAIN. THERE ARE NO UTILITIES NOR STORM DRAIN SHOWN ON THIS SITE IN BALTIMORE COUNTY ENGINEERING RECORDS.
6. THERE IS NO ADDITIONAL LIGHTING PLANNED FOR THIS SITE
7. NO LANDSCAPE PLAN IS REQUIRED PER AVERY HARDIN OF BALTIMORE COUNTY DEPARTMENT OF ENGINEERING.
8. THERE IS NO HISTORY OF ZONING HEARINGS PER BALTIMORE COUNTY ZONING OFFICE
9. THE PROPOSED USE IS COMMON ACCESS EASEMENT OVER THE AREA OF PROPOSED AND EXISTING PAVING ON BOTH PARCELS MUST BE EXECUTED UPON THE INDIVIDUAL SALE OF EITHER PARCEL PER RAHM FAMILI OF BALTIMORE COUNTY DEPARTMENT OF ENGINEERING.

PARKING CALCULATIONS

GENERAL OFFICE
2320 S.F. ± OF EXISTING GROSS FLOOR AREA
TIMES 3.3 SPACES PER 1000 S.F.
EQUALS 8 SPACES

MEDICAL OFFICE
IF USE IS CHANGED TO MEDICAL OFFICE, THE STREET CAN BE USED FOR SUBSEQUENT ADDITIONAL PARKING.
2320 S.F. ± OF EXISTING GROSS FLOOR AREA
TIMES 4.5 SPACES PER 1000 S.F.
EQUALS 11 SPACES
8 SPACES ON SITE & 3 SPACES ON THE STREET

F.A.R. CALCULATIONS

2320 S.F. ± OF EXISTING GROSS FLOOR AREA
24,745 S.F. ± OF GROSS SITE AREA
TIMES 2 (FLOOR TO SITE RATIO)
49,490 S.F. ALLOWABLE FLOOR SPACE

OWNER/DEVELOPER
GENERAL GERMAN AGED PEOPLES
HOME OF BALTIMORE CITY
900 SOUTHERLY DRIVE
BALTIMORE, MARYLAND 21204

EXPLANATION OF VARIANCES

1. PETITION OF VARIANCE TO SECTION 230.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A ZERO FOOT SIDE YARD SETBACK IN LIEU OF THE REQUIRED 30 FEET FOR THE HOUSE AT 312 OLD Mt. CARMEL ROAD. 314
2. PETITION OF VARIANCE TO SECTION 230.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A REAR YARD 11 FOOT SETBACK IN LIEU OF THE REQUIRED 30 FEET FOR THE HOUSE AT 312 OLD Mt. CARMEL ROAD. 314
3. PETITION OF VARIANCE TO SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A ZERO FOOT SETBACK IN LIEU OF THE REQUIRED 25 FEET FROM AN ACCESSORY BUILDING TO THE REAR LOT LINE FOR THE GARAGE AT THE BACK OF 312 OLD Mt. CARMEL ROAD. 314
4. PETITION OF VARIANCE TO SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A ZERO FOOT SETBACK IN LIEU OF THE REQUIRED 25 FEET FROM AN ACCESSORY BUILDING TO THE SIDE LOT LINE FOR THE GARAGE AT THE BACK OF 314 OLD Mt. CARMEL ROAD. 314

PLAN TO ACCOMPANY A CHANGE IN USE PERMIT AND A PETITION FOR ZONING VARIANCE TO SECTIONS 230.2 & 400.1 FOR THE PROPERTY OF GENERAL GERMAN AGED PEOPLES HOME OF BALTIMORE CITY

#312 & #314 Mt. CARMEL ROAD
Deed Ref: S.M. No. 8662 Folio 563
Tax Account Nos. 07-02-065250
& 07-02-067025

Zoned B.R.
Tax Map 22; Grid 13; Parcels 11 & 12
7th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30' JUNE 06, 1996

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
220 East Townsend Boulevard
Towson, Maryland 21286
(410) 823-4470

Ref. No. 1

DATE REV. 10N